

When recorded mail to:

3523871
BK 8228 PG 475

ABCDEARS, LC
646 West 600 North
Alpine, Utah 84004
Loan No.: 3513

E 3523871 B 8228 P 475
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
04/06/2023 02:09 PM
FEE \$40.00 Pgs: 1
DEP RT REC'D FOR SIMPLE HARD MONEY
LLC

ASSIGNMENT OF TRUST DEED

FOR VALUABLE CONSIDERATION, **Simple Hard Money, LLC** hereby assigns to ABCDEARS, LC a Ninety-Eight percent (98.000%) undivided beneficial interest and all proportionate rights accrued or to accrue under that certain Trust Deed, together with the indebtedness secured thereby, which Trust Deed is dated March 28, 2023, and was executed by Phase 1 Holdings, LLC, a Wyoming Limited Liability Company, as Trustor, to Old Republic as Trustee with Simple Hard Money, LLC as Beneficiary, and was recorded March 29, 2023, as Entry No. 3522664 in Book 8222 at Page 569 of Official Records in the County Recorder's office of DAVIS County, Utah, describing real property therein as follows:

Beginning at a point on the Westerly line of Main street (Utah State Road No. 106), said point being South 89°58'10" East 1147.02 feet along the Section line and North 713.80 feet from the South Quarter corner of Section 28, Township 4 North, Range 1 West, Salt Lake Base and Meridian; and running thence North 41°32'00" West 182.62 feet along said Westerly line; thence South 48°54'30" West 10.98 feet; thence North 41°32'00" West 8.00 feet; thence South 48°54'30" West 98.68 feet to a point on a chain link fence; thence South 40°54'28" East 191.47 feet along said fence; thence North 48°28'00" East 111.74 feet to the point of beginning.

Excepting therefrom: Beginning at a point which is South 89°58'10" East 1147.02 feet along Section line and North 713.80 feet and South 48°28'00" West 111.74 feet and North 40°54'28" West 100.00 feet along a fence from the South Quarter corner of Section 28, Township 4 North, Range 1 West, Salt Lake Base and Meridian; and running thence North 48°28'00" East 6.23 feet along said fence; thence North 40°54'28" West 9.30 feet along said fence; thence South 48°28'00" West 6.23 feet along said fence; thence South 40°54'28" East 9.30 feet to the point of beginning.

Tax Serial No.: 11-064-0166

Dated: April 4, 2023

Simple Hard Money, LLC

Jeremy S. Roylance, Manager
by Jeremy S. Roylance, Manager

STATE OF UTAH)
) ss.
COUNTY OF ~~SALT LAKE~~ Davis)

On the April 4, 2023, personally appeared before me Jeremy S. Roylance, the signer of the above instrument, who duly acknowledged to me that he executed the same in behalf of Simple Hard Money, LLC.



Carla Christiansen
Carla Christiansen, Notary Public
NOTARY PUBLIC • STATE OF UTAH
COMMISSION NO. 712744
COMM. EXP. 06/23/2024